

June 2006

Click on the desired [View Agenda](#) or [View Speakers List](#) for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

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Planning Commission Meetings are held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax VA 22035. All Planning Commission meetings begin at 8:15 p.m., unless

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, June 1, 2006

Posted: 2/3/06
Revised: 6/2/06

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

MEETINGS

Description

Land Use Information Accessibility Group will meet on Wednesday, June 7, 2006 at 7:00 p.m. in Herrity Bldg, Rooms 106/107

Transit-Oriented Development Committee will meet on Thursday, June 8, 2006 at 7:00 p.m. in Herrity Bldg, Rooms 106/107

DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
ZO Amendment (Comm. Alcorn) (COUNTYWIDE)	Portable Storage Units	J. Reale	Defer D/O to 7/19/06 (P/H held on 5/25/06)
ZO Amendment (Comm. Wilson) (COUNTYWIDE)	Editorial Revisions	P. Mathis	Defer D/O to 6/15/06 (P/H held on 5/25/06)
CPA 86-C-121-8-3 (HUNTER MILL)	Lerner Enterprises	C. Lewis	Approved (P/H held on 4/19/06)
RZ 2005-HM-024 (HUNTER MILL)	David M. Laughlin & Charlotte H. Laughlin	S. Williams	Recommend Approval (P/H held on 5/11/06)

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
ZOA (Commissioner Hart) (COUNTYWIDE)	Yard Modifications	D. Pesto	Defer D/O to 6/14/06

DEFERRALS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 2006-MV-005 & SE 2006-MV-001 (MOUNT VERNON)	Pace-Boswell Associates, LLC	A. Hushour	P/H to 7/20/06
2232-B06-1 (BRADDOCK)	T-Mobile Northeast LLC 8333 Little River Turnpike @ NVCC	D. Marshall	P/H to 7/20/06

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

THURSDAY, JUNE 1, 2006

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*Posted: 5/15/06
Revised: 5/26/06*

KEY
**P/H – Public Hearing
D/O – Decision Only**

- 7:30 p.m.** The Environment Committee will meet in the Board Conference Room to continue discussions on stream protection policies.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEM SCHEDULED FOR DECISION ONLY

ZONING ORDINANCE AMENDMENT (PORTABLE STORAGE) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax to allow portable storage as follows: [A] Portable storage containers on residentially zoned and developed lots shall be permitted subject to the following: (1) allow only on single family detached lots; (2) allow up to two containers not exceeding a cumulative total of 130 sq. ft. or a maximum height of 8½ feet in any front yard for a period of up to 30 days within any 6 month period; (3) allow such containers in the side and rear yards subject to the same location restrictions as sheds; and (4) allow a maximum of 4 sq. ft. of signage. [B] Portable storage containers on all nonresidentially zoned and/or developed lots shall be permitted subject to the following: (1) limit the amount of gross floor area (GFA) of such containers based on the amount of GFA of principal uses; (2) allow a maximum height of 13 feet; (3) prohibit such containers from being placed in any minimum required front yard or in any front yard on lots less than 36,000 sq. ft.; (4) require an 8 foot tall solid screen when such containers are located in any yard that abuts or is located across the street from residentially zoned or developed property; (5) allow a maximum of 4 sq. ft. of sign area on each container; and (6) require parking to be provided for such containers. [C] Roll-off debris containers shall be permitted subject to the following: (1) allow one such container in any yard on single family detached lots provided that the container does not exceed 40 cubic yards and is provided in conjunction with an active Building Permit, or is provided in conjunction with the removal of yard debris or materials from a property, when such activity does not require a Building Permit, for a period not to exceed 30 days within any consecutive period; and (2) allow on all other lots subject to any applicable proffered condition, development plan, special permit or special exception approvals. [D] All portable storage and roll-off debris containers shall not be located in any required parking space, open space or landscaped area or on any sidewalk or trail, and such containers shall meet the sight distance requirements on corner lots. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

ZONING ORDINANCE AMENDMENT (EDITORIAL REVISIONS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Clarify references made to the Dulles International Airport Access Highway (DIAAH) and the Dulles

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

THURSDAY, JUNE 1, 2006

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*Posted: 5/15/06
Revised: 5/26/06*

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Toll Road in Sections 2-414, 2-514, 2-516, 2-517, 9-401, and 13-304 of the Zoning Ordinance; (2) Make a number of editorial revisions to the cluster provisions in order to provide clarification and consistency between provisions; (3) Revise Par. 7 of Sect. 2-421 to clarify that for cluster subdivisions in the R-C, R-E, R-1, R-2, R-3, and R-4 Districts that were approved by proffered rezoning by the Board prior to July 1, 2004, that: (a) Such subdivisions will continue to be subject to the proffered rezoning approval; (b) Amendments to such proffered rezonings for cluster subdivisions may be filed and considered in accordance with the provisions of Sect. 18-204 of the Zoning Ordinance, except that no amendment shall be filed or approved that permits the cluster subdivision to be enlarged, expanded, increased in density or relocated; and (c) Minor modifications to such cluster subdivisions may be permitted pursuant to Sect. 18-204 of the Zoning Ordinance; (4) Revise Par. 8 of Sect. 2-421 to clarify that for cluster subdivisions in the R-C, R-E, R-1, R-2, R-3, and R-4 Districts that were approved by the Board prior to July 1, 2004, that (a) Such cluster subdivisions that were established shall remain valid and the cluster subdivisions shall continue to be subject to the special exception approval and any development conditions imposed by such approval; (b) Amendments to such special exceptions for cluster subdivisions may be filed and considered in accordance with the provisions of Sections 9-014 and 9-614 of the Zoning Ordinance ; and (c) Minor modifications to such cluster subdivisions may be permitted pursuant to Sect. 9-004; (5) Replace references to Chapter 41 of the County Code (Animals and Fowls), which was repealed, with references to Chapter 41.1 of the County Code (Animal Control and Care); (6) Clarify that accessory electrically-powered regional rail transit facilities located within the rights-of-way of the DIAAH, the combined DIAAH and Dulles Toll Road, or an interstate highway are not required to comply with lot size requirements, bulk regulations or open space requirements of the district in which located; (7) Replace all references to “farmers’ markets” with “farmers markets”; (8) Correct cross references to other paragraphs in Sections 8-004, 9-004, 16-203, 16-403, and 18-204; (9) Clarify that basketball standards shall be no closer than 15 feet to the front lot line and 12 feet to the side lot line; (10) Incorporate accessory electrically-powered regional rail transit facilities into the mass transit facility and related street improvement definition, thereby allowing density credit to be given for the dedication of land to the County for such facilities; and (11) Clarify that the maximum height limitation in the Richmond Highway Commercial Revitalization District is 50 feet, except in the Woodlawn Historic Overlay District where the maximum allowable height is 35 feet. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

RZ 2005-HM-024 - DAVID M. LAUGHLIN AND CHARLOTTE H. LAUGHLIN - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.10 dwelling units per acre (du/ac). Located on the W. side of Beulah Rd. approx. 200 ft. N. of its intersection with Delancey Dr. on approx. 41, 448 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-4 ((1)) 57 pt. **HUNTER MILL DISTRICT.**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

THURSDAY, JUNE 1, 2006

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*Posted: 5/15/06
Revised: 5/26/06*

KEY
**P/H – Public Hearing
D/O – Decision Only**

CPA 86-C-121-8-3 - LERNER ENTERPRISES, LLC - Appl. for a Conceptual Plan Amendment to amend CPA 86-C-121-8-2 to permit residential use. Located in the N.E. quadrant of the intersection of the Dulles Toll Rd. and Reston Pkwy., S. of Sunset Hills Rd. on approx. 22.24 ac. of land zoned PRC within Reston Town Center. Tax Map 17-4 ((1)) 7A. **HUNTER MILL DISTRICT.**

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (YARD MODIFICATIONS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Establish a special permit to allow for a reduction of up to 50% of only the following yard requirements, provided that such reduction does not result in any yard of less than 5 feet: (a) yards specified in the residential, commercial, industrial, and planned development zoning districts, provided such yards are not subject to proffered conditions or development conditions that address such yards and/or are not depicted on an approved development plan or plat; (b) yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416; and (c) the accessory structure location requirements set forth in Sect. 10-104; (2) Recodify Sect. 8-916, Provisions for Modifications to the Regulations on Permitted Extensions into Minimum Required Yards, into a new section regarding reduction of certain yard requirements; (3) Require that all such special permits for a reduction in yards shall be subject to all of the following standards and criteria: (a) no detached accessory structure may be placed in a front yard where such structure is not otherwise permitted; (b) the special permit lot must contain a principal structure use that complied with the minimum yard requirements in effect when the structure was established; (c) the maximum gross floor area of the addition to a principal structure may be up to 150% of the total gross floor area of the principal structure that existed at the time of the yard reduction request and not more than 50% of the gross floor area of the existing principal structure may be removed; (d) additions to accessory structures shall be limited such that the accessory structure remains subordinate in purpose, use, scale, and intent to the principal structure; (e) the proposed structure and use shall be in character with the existing on-site development, harmonious with the surrounding off-site uses and structures, and shall not adversely impact the use and/or enjoyment of any adjacent property, all of which shall be determined in terms of such issues as location, height, bulk, scale, topography, existing vegetation, preservation of significant trees, noise, light, air, erosion, or stormwater runoff; (4) Provide that all such special permits represent the minimum amount of reduction necessary to accommodate the proposed structure on the lot, as determined by such factors as the layout of the existing structure, availability of alternate locations, orientation of the structure on the lot, shape of the lot and associated yard designations, environmental characteristics, preservation of existing vegetation, location of easements, wells or septic fields, or preservation of historic resources; (5) Allow the Board of Zoning Appeals to impose such conditions it deems necessary to ensure compliance with these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping, and/or screening requirements; (6) Establish plat and architectural submission requirements for such special permit applications; (7) Clarify that the height of an accessory structure is measured from the highest point of the

**FAIRFAX COUNTY PLANNING COMMISSION
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THURSDAY, JUNE 1, 2006

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*Posted: 5/15/06
Revised: 5/26/06*

KEY
**P/H – Public Hearing
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structure to the lowest point of finished ground level adjacent to the structure; and (8) Pursuant to authority granted by *Virginia Code* Sect. 15.2-2286(A)(6), establish special permit applications fees of \$295 for reduction of certain yard requirements for a single-family dwelling lot and \$2,645 for reduction of certain yard requirements for all other uses, and for amendments to previously approved proffered conditions, development plans, final development plans, conceptual development plans, concurrent conceptual/final development plans, special permits, and special exceptions establish an application fee of \$295 for reduction of certain yard requirements for a single-family dwelling lot and \$2,645 for reduction of certain yard requirements for all other uses. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 1, 2006**

*Posted: 6/1/06
Finalized: 6/2/06*

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

ZONING ORDINANCE AMENDMENT (EDITORIAL REVISIONS) (Wilson) (P/H on 5/25/06)

ZONING ORDINANCE AMENDMENT (PORTABLE STORAGE) (Alcorn) (P/H on 5/25/06)

CPA 86-C-121-8-3 - LERNER ENTERPRISES, LLC (Hunter Mill District) (P/H on 4/19/06)

RZ 2005-HM-024 - DAVID M. LAUGHLIN AND CHARLOTTE H. LAUGHLIN (P/H on 5/11/06)

DEFERRALS:

PCA 2006-MV-005 - PACE-BOSWELL ASSOCIATES, LLC - P/H to 7/20/06

SE 2006-MV-001 - PACE-BOSWELL ASSOCIATES, LLC - " "

2232-B06-1 - T-MOBILE NORTHEAST, LLC - P/H to 7/20/06

ZONING ORDINANCE AMENDMENT (YARD MODIFICATIONS) (Hart)

- | | |
|---|---|
| 1. Sally Ormsby
Citizens Committee on Land Use and
Transportation
9114 Coronado Terrace
Fairfax, VA 22031 | 7. Steve DelBianco
Fairfax County Federation of Citizens
Associations
1920 Virginia Avenue
McLean, VA 22101 |
| 2. Fran Wallingford
3311 Mantua Drive
Fairfax, VA 22031 | 8. James Rowsey
4906 Loosestrife Court
Annandale, VA 22003 |
| 3. John Mark Zetts
Kirby Court Homeowners Association
6640 Kirby Court
Falls Church, VA 22043 | 9. Michael Jabaley
4805 Sligo Lane
Annandale, VA 22003 |
| 4. Dale Murad
McLean Citizens Association
6131 Tompkins Drive
McLean, VA 22101 | 10. Teresa Harper
877 Dolley Madison Boulevard
McLean, VA 22101 |
| 5. Wallace Sansone
Franklin Area Citizens Association
1962 Virginia Avenue
McLean, VA 22101 | 11. Steven Driscoll
1859 Massachusetts Avenue
McLean, VA 22101 |
| 6. Dan Stegner
8509 Virginia Avenue
Annandale, VA 22003 | 12. Bruce Allison
2842 Brook Drive
Falls Church, VA 22042 |
| | 13. Tracy Janosko
2843 Meadow Lane
Falls Church, VA 22042 |

AGENDA/SPEAKERS LIST
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Thursday, June 1, 2006

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ZONING ORDINANCE AMENDMENT (YARD MODIFICATIONS) (Hart) (Continued)

14. Tara Linne
2830 Meadow Lane
Falls Church, VA 22042
15. Dan Coffing
9500 Braddock Road
Fairfax, VA 22032
16. Jon Bolstad
2901 Mother Well Court
Herndon, VA 20171
17. Henry Pohl
3222 Nestlewood Drive
Herndon, VA 20171

FAIRFAX COUNTY PLANNING COMMISSION**MEETING AGENDA
Wednesday, June 14, 2006**

Posted: 2/3/06
Revised: 6/15/06

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-PR-040 (PROVIDENCE)	Watermark LLC	A. Hushour	APPROVAL REC (D/O from 5/18/06) (P/H held on 5/18/06)
SEA 2002-MV-028 (MOUNT VERNON)	Scott A. & Phyllis Crabtree	G. Chase	D/O to 6/21/06 (D/O from 5/31/06) (P/H held on 5/18/06)
ZOA (Commissioner Hart) (COUNTYWIDE)	Yard Modifications	D. Pesto	APPROVAL REC (D/O from 6/1/06)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
APR 04-III-1UP APR 04-III-6UP APR 04-II-2F APR 04-II-2V APR 04-II-6V (HUNTER MILL)	Hunter Mill Road Special Study		APPROVAL REC
RZ 2005-SP-019 & FDP 2005-SP-019 (SPRINGFIELD)	Midland Road LLC	T. Swagler	APPROVAL REC APPROVED (P/H from 5/25/06)
RZ 2004-LE-045 (LEE)	MC Property Development	T. Strunk	WITHDRAWN (P/H from 5/31/06)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2005-PR-041 & FDP 2005-PR-041 (PROVIDENCE)	Merrifield Mixed Use LLC	TBA	P/H to 7/13/06
RZ 2006-PR-008 (PROVIDENCE)	Chalice Crest, L.C.	S. Williams	P/H to 9/14/06
RZ 2006-LE-006 & FDP 2006-LE-006 (LEE)	Nazir A. Bhagat and Ashraf N. Bhagat	C. Lewis	P/H to 9/14/06
SE 2006-SU-003 (SULLY)	PNC Bank, N.A.	J. D. Moss	P/H to 10/4/06
RZ 2006-HM-001 (HUNTER MILL)	Heritage Fellowship United Church of Christ	T. Strunk	P/H to 9/20/06
RZ 2006-HM-004 (HUNTER MILL)	Daniel McKinnon	A. Hushour	P/H to 10/5/06 (P/H from 6/15/06)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, June 14, 2006

Page 1 of 3

*Posted: 5/30/06
Revised: 6/15/06*

KEY
P/H – Public Hearing
D/O – Decision Only

7:30 p.m. The Redevelopment and Housing Committee Meeting was cancelled.

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

RZ 2005-PR-040/FDP 2005-PR-040 - WATERMARK TWO, LLC - Appls. to rezone from R-1 to PDH-4 to permit residential development at a density of 3.6 dwelling units per acre (du/ac) and approval of the conceptual and final development plans and waivers of minimum district size and open space requirements. Located in the S.W. quadrant of the intersection of Citrine Dr. and Topaz St. on approx. 24,203 sq. ft. of land. Comp. Plan Rec: 1-2 du/ac; option for 4-5 du/ac. Tax Map 48-2 ((7)) (34) 13. **PROVIDENCE DISTRICT.** **APPROVAL RECOMMENDED.**

SEA 2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE - Appl. under Sect. 2-904 of the Zoning Ordinance to amend SE 2002-MV-028 previously approved for residential use in a floodplain to permit a change in development conditions to clarify fill and elevations and associated conditions. Located at 8019 East Blvd. Dr. on approx. 1.34 ac. of land zoned R-2. Tax Map 102-2 ((1)) 35A. Also under consideration will be the applicant's request for an exception # 15043-WRPA-002-1 under Section 118-6-7 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax for construction within the Resource Protection Area. **MOUNT VERNON DISTRICT.** **D/O TO 6/21/06**

ZONING ORDINANCE AMENDMENT (YARD MODIFICATIONS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Establish a special permit to allow for a reduction of up to 50% of only the following yard requirements, provided that such reduction does not result in any yard of less than 5 feet: (a) yards specified in the residential, commercial, industrial, and planned development zoning districts, provided such yards are not subject to proffered conditions or development conditions that address such yards and/or are not depicted on an approved development plan or plat; (b) yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416; and (c) the accessory structure location requirements set forth in Sect. 10-104; (2) Recodify Sect. 8-916, Provisions for Modifications to the Regulations on Permitted Extensions into Minimum Required Yards, into a new section regarding reduction of certain yard requirements; (3) Require that all such special permits for a reduction in yards shall be subject to all of the following standards and criteria: (a) no detached accessory structure may be placed in a front yard where such structure is not otherwise permitted; (b) the special permit lot must contain a principal structure use that complied with the minimum yard requirements in effect when the structure was established; (c) the maximum gross floor area of the addition to a principal structure may be up to 150% of the total gross floor area of the principal structure that existed at the time of the yard reduction request and not more than 50% of the gross floor area of the existing principal structure may be removed; (d) additions to accessory structures shall be limited such that the accessory structure remains subordinate in purpose, use, scale, and intent to the principal

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DETAILED MEETING AGENDA**

Wednesday, June 14, 2006

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*Posted: 5/30/06
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**P/H – Public Hearing
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structure; (e) the proposed structure and use shall be in character with the existing on-site development, harmonious with the surrounding off-site uses and structures, and shall not adversely impact the use and/or enjoyment of any adjacent property, all of which shall be determined in terms of such issues as location, height, bulk, scale, topography, existing vegetation, preservation of significant trees, noise, light, air, erosion, or stormwater runoff; (4) Provide that all such special permits represent the minimum amount of reduction necessary to accommodate the proposed structure on the lot, as determined by such factors as the layout of the existing structure, availability of alternate locations, orientation of the structure on the lot, shape of the lot and associated yard designations, environmental characteristics, preservation of existing vegetation, location of easements, wells or septic fields, or preservation of historic resources; (5) Allow the Board of Zoning Appeals to impose such conditions it deems necessary to ensure compliance with these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping, and/or screening requirements; (6) Establish plat and architectural submission requirements for such special permit applications; (7) Clarify that the height of an accessory structure is measured from the highest point of the structure to the lowest point of finished ground level adjacent to the structure; and (8) Pursuant to authority granted by *Virginia Code* Sect. 15.2-2286(A)(6), establish special permit applications fees of \$295 for reduction of certain yard requirements for a single-family dwelling lot and \$2,645 for reduction of certain yard requirements for all other uses, and for amendments to previously approved proffered conditions, development plans, final development plans, conceptual development plans, concurrent conceptual/final development plans, special permits, and special exceptions establish an application fee of \$295 for reduction of certain yard requirements for a single-family dwelling lot and \$2,645 for reduction of certain yard requirements for all other uses. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL RECOMMENDED**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, June 14, 2006

Page 3 of 3

Posted: 5/30/06
Revised: 6/15/06

KEY
P/H – Public Hearing
D/O – Decision Only

ITEMS SCHEDULED FOR PUBLIC HEARING

APR 04-III-1UP, APR 04-III-6UP, APR 04-II-2F, APR 04-II-2V, and APR 04-II-6V - DEFERRED AREA PLANS REVIEW NOMINATIONS - Appls. to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The deferred Area Plan Review items concern the 7.2 miles of Hunter Mill Rd, south of Baron Cameron Ave and north of Chain Bridge Rd. The Plan currently states that there are known and potential heritage resources located along Hunter Mill Rd. The Amendments will consider adding text to recognize the road as a Virginia Byway and determined eligible for the Virginia Landmark Register and the National Register of Historic Places. Copies of the proposed Amendments and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Pkwy, Fairfax, VA, or by visiting www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm, two weeks prior to the public hearing. **DRANESVILLE, HUNTER MILL, PROVIDENCE, AND SULLY DISTRICTS.** **APPROVAL REC OF STAFF & TASK FORCE ALT LANGUAGE**

RZ 2006-HM-004 - DANIEL W. MCKINNON - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.69 dwelling units per acre (du/ac). Located on the E. side of Beulah Rd. S. of its intersection with Old Courthouse Rd. and Trap Rd. on approx. 1.78 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-3 ((5)) 36. **HUNTER MILL DISTRICT.** **P/H TO 10/5/06**

RZ 2004-LE-045 - MC PROPERTY DEVELOPMENT, LLC - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.52 dwelling units per acre (du/ac). Located on the S. side of Steinway St., approx. 300 ft. S.E. of its intersection with Beulah St. on approx. 4.61 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 91-3 ((1)) 54A. **LEE DISTRICT.** **WITHDRAWN**

RZ 2005-SP-019/FDP 2005-SP-019 - MIDLAND ROAD LLC - Appls. to rezone from I-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.20 and approval of the conceptual and final development plans. Located in the N.E. quadrant of the intersection of Lee Hwy. and Ridge Top Rd. on approx. 18.01 ac. of land. Comp. Plan Rec: Fairfax Center Area; option for residential/mixed use at 1.20 FAR at the overlay level. Tax Map 56-2 ((1)) 37. **SPRINGFIELD DISTRICT.** **APPROVAL RECOMMENDED**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 14, 2006

Posted: 6/14/06
Revised: 6/15/06

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

SEA 2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE (P/H on 5/18/06)(D/O to 6/21/06)

RZ 2005-PR-040 - WATERMARK TWO, LLC (P/H on 5/18/06) [Approval Recommended](#)

FDP 2005-PR-040 - WATERMARK TWO, LLC " " [Approved](#)

ZONING ORDINANCE AMENDMENT (YARD MODIFICATIONS) (Hart) (P/H on 6/01/06) [Approval Recommended](#)

DEFERRAL:

RZ 2006-HM-004 - DANIEL W. MCKINNON - [P/H to 10/05/06](#)

WITHDRAWALS:

APR 05-IV-3MV (Mount Vernon District) - [Accept Withdrawal](#)

APR 05-IV-2LP (Mount Vernon District) - [Accept Withdrawal](#)

APR 05-II-3F (Braddock District) - [Accept Withdrawal](#)

APR 05-IV-8S (Lee District) - [Accept Withdrawal](#)

APR 05-IV-1RH (Lee District) - [Accept Withdrawal](#)

RZ 2004-LE-045 - MC PROPERTY DEVELOPMENT, LLC - [Accept Withdrawal](#)

FEATURES SHOWN: All Concurred In

FS-H06-20 - Fiber Tower Corporation, 2610 Reston Parkway (Deadline 7/30/06)

FSA-Y99-29-1 - Nextel Comm. of the Mid-Atlantic, Inc., 2750 Towerview Road (Deadline 7/06/06)

FS-Y06-12 - T-Mobile, 14280 Park Meadow Drive (Deadline 7/28/06)

APR 04-III-1UP, APR 04-III-6UP, APR 04-II-2F, APR 04-II-2V, and APR 04-II-6V - DEFERRED
AREA PLANS REVIEW NOMINATIONS (Dranesville, Hunter Mill, Providence, and Sully Districts)
[Recommend Approval of Staff & Task Force Alternative Language](#)

- | | |
|--|---|
| 1. Bruce Bennett
Hunter Mill Defense League
1459 Hunter View Farms
Vienna, VA 22182 | 3. Sara Duvall
Cooley Godward LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190 |
| 2. Steve Hull
10906 Sunset Hills Road
Reston, VA 20190 | |

RZ 2005-SP-019 - MIDLAND ROAD LLC [Approval Recommended](#)

FDP 2005-SP-019 - MIDLAND ROAD LLC [Approved](#)

NO SPEAKERS

Posted: 2/14/06
Revised: 6/16/06

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, June 15, 2006

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>ITEMS SCHEDULED FOR DECISION ONLY</u>			
2232-V05-22 (MOUNT VERNON)	T-Mobile (Replace pole @Mt. Vernon HS)	D. Jillson	D/O to 6/22/06 (P/H held on 5/31/06)
ZO Amendment (Comm. Wilson) (COUNTYWIDE)	Editorial Revisions	P. Mathis	APP REC w/ ED REV (P/H held on 5/25/06)

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2005-LE-032 & FDP 2005-LE-032 (LEE)	Sharon Chapel, LLC (Sharon Chapel Rd. & Telegraph Rd.)	G. Chase	APP. REC. PDH2 APPROVED (P/H from 4/27/06)
SE 2005-LE-028, SE 2005-LE-027, RZ 2006-002 & RZ 2006-LE-003 (LEE)	Piney Run Development Hilltop Sand and Gravel	P. Braham	D/O to 6/22/06 (P/H from 5/3/06)
RZ 2003-MV-036 (MOUNT VERNON) (REHEARING)	Roubin Associates, LLC and Mary Anne Pearson Sanko Revocable Trust	C. Lewis	APPROVAL REC
PFM and Chapter 118 Amendments (COUNTYWIDE)	Notification for perennial stream classification	J. Freidman	D/O to 7/13/06
RZ 2005-DR-015 & FDP 2005-DR-015 (DRANESVILLE)	Christopher Management, Inc.	A. Shriber	D/O to 7/13/06 (Moved from 6/1/06)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2006-HM-004 (HUNTER MILL)	Daniel McKinnon	A. Hushour	P/H to 6/14/06
RZ 2004-PR-044 (PROVIDENCE)	Wilmore Management LLC (7950 & 7966 Tysons Corner Center)	P. Braham	P/H to 7/27/06 (Moved from 5/10/06)
RZ 2005-LE-025 & FDP 2005-LE-025 (LEE)	Midtown Springfield LLC	P. Braham	P/H to 9/21/06 (P/H from 3/23/06)
2232-Y06-7 (SULLY)	Nextel Communications (Mt. Olive Road)	A. Capps	P/H Cancelled Due to replacement By FS-Y06-7
RZ 2005-MV-031 SE 2005-MV-029 (MOUNT VERNON)	Winchester Homes, Inc.	C. Lewis	P/H to 9/28/06 (P/H from 5/03/06)

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, June 15, 2006

Page 1 of 3

Posted: 5/30/06
Revised: 6/16/06

KEY
P/H – Public Hearing
D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

2232-V05-22 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC - Appl. to construct a telecommunications facility at Mount Vernon High School, located at 8515 Old Mount Vernon Rd., Mount Vernon. The proposed facility will include a 69-ft. tall monopole with flush-mounted panel antennas to replace an existing 55-ft. tall ballfield light pole and a fenced compound for equipment cabinets. Tax Map 101-4 ((10)) (1) 16. Area IV. Copies of the application with a description of the proposal may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **MOUNT VERNON DISTRICT.** **P/H DEFERRED TO 6/22/06**

ZONING ORDINANCE AMENDMENT (EDITORIAL REVISIONS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Clarify references made to the Dulles International Airport Access Highway (DIAAH) and the Dulles Toll Road in Sections 2-414, 2-514, 2-516, 2-517, 9-401, and 13-304 of the Zoning Ordinance; (2) Make a number of editorial revisions to the cluster provisions in order to provide clarification and consistency between provisions; (3) Revise Par. 7 of Sect. 2-421 to clarify that for cluster subdivisions in the R-C, R-E, R-1, R-2, R-3, and R-4 Districts that were approved by proffered rezoning by the Board prior to July 1, 2004, that: (a) Such subdivisions will continue to be subject to the proffered rezoning approval; (b) Amendments to such proffered rezonings for cluster subdivisions may be filed and considered in accordance with the provisions of Sect. 18-204 of the Zoning Ordinance, except that no amendment shall be filed or approved that permits the cluster subdivision to be enlarged, expanded, increased in density or relocated; and (c) Minor modifications to such cluster subdivisions may be permitted pursuant to Sect. 18-204 of the Zoning Ordinance; (4) Revise Par. 8 of Sect. 2-421 to clarify that for cluster subdivisions in the R-C, R-E, R-1, R-2, R-3, and R-4 Districts that were approved by the Board prior to July 1, 2004, that (a) Such cluster subdivisions that were established shall remain valid and the cluster subdivisions shall continue to be subject to the special exception approval and any development conditions imposed by such approval; (b) Amendments to such special exceptions for cluster subdivisions may be filed and considered in accordance with the provisions of Sections 9-014 and 9-614 of the Zoning Ordinance ; and (c) Minor modifications to such cluster subdivisions may be permitted pursuant to Sect. 9-004; (5) Replace references to Chapter 41 of the County Code (Animals and Fowls), which was repealed, with references to Chapter 41.1 of the County Code (Animal Control and Care); (6) Clarify that accessory electrically-powered regional rail transit facilities located within the rights-of-way of the DIAAH, the combined DIAAH and Dulles Toll Road, or an interstate highway are not required to comply with lot size requirements, bulk regulations or open space requirements of the district in which located; (7) Replace all references to “farmers’ markets” with “farmers markets”; (8) Correct cross references to other paragraphs in Sections 8-004, 9-004, 16-203, 16-403, and 18-204; (9) Clarify that basketball standards shall be no closer than 15 feet to the front lot line and 12 feet to the side lot line; (10) Incorporate accessory electrically-powered regional rail transit facilities into the mass transit facility and related street improvement definition, thereby allowing density credit to be given for

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, June 15, 2006

Page 2 of 3

Posted: 5/30/06
Revised: 6/16/06

KEY
P/H – Public Hearing
D/O – Decision Only

the dedication of land to the County for such facilities; and (11) Clarify that the maximum height limitation in the Richmond Highway Commercial Revitalization District is 50 feet, except in the Woodlawn Historic Overlay District where the maximum allowable height is 35 feet. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.**COUNTYWIDE. APPROVAL REC W/ EDITORIAL REVISIONS.**

ITEMS SCHEDULED FOR PUBLIC HEARING

PUBLIC FACILITIES MANUAL AND CHAPTER 118 AMENDMENTS

(NOTIFICATION FOR PERENNIAL STREAMS) - To amend Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code) and the Public Facilities Manual. The proposed amendments address issues related to: reclassification of streams from perennial to intermittent. Proposed changes to the Public Facilities Manual's technical requirements for reclassification of perennial streams will better define what observational data is necessary to support a reclassification and under what conditions such observations may be made. Proposed amendments to the Chesapeake Bay Preservation Ordinance include a requirement for notification of adjoining property owners, homeowner's and civic associations, the district Board Member, and Board Chairman that a study to reclassify a stream from perennial to intermittent has been submitted, a change in the definition of "water body with perennial flow" that includes relocation of parts of the existing definition elsewhere in the ordinance, and optional language requiring notification of the County and the above parties of a property owner's intent to submit a reclassification study. Copies of the aforementioned amendments to the Chesapeake Bay Preservation Ordinance and Public Facilities Manual are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the amendments will also be available for inspection at the County's Regional and Community Public Libraries. **D/O TO 7/13/06**

RZ 2005-DR-015/FDP 2005-DR-015 - CHRISTOPHER MANAGEMENT, INC. - Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.43 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Dranesville Rd., approx. 115 ft. S. of Ridgeway Dr. on approx. 13.14 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 10-2 ((5)) A, 1, 3-7. **DRANESVILLE DISTRICT.** **D/O to 7/13/06**

RZ 2006-LE-003 - PINEY RUN DEVELOPMENT, LLC - Appl. to rezone from R-1 to R-1 to permit an independent living facility pursuant to SE 2005-LE-028 at a density of 10.47 dwelling units per acre (du/ac). Located on the N. side of Telegraph Rd. approx. 800 ft. W. of its intersection with Old Telegraph Rd. on approx. 35.91 ac. of land. Comp. Plan Rec: 2-3 du/ac and 3-4 du/ac. Tax Map 100-1 ((1)) 23A pt., 24, and 25. (Concurrent with SE 2005-LE-028 and in association with RZ 2006-LE-002, SE 2005-LE-027.) Also under consideration will be the applicant's request for exception # 007239-WRPA-003-1 under Section 118-6-9 of Chapter 118

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, June 15, 2006
Page 3 of 3**

*Posted: 5/30/06
Revised: 6/16/06*

**KEY
P/H – Public Hearing
D/O – Decision Only**

(Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax for construction within the Resource Protection Area. **LEE DISTRICT.** [D/O to 6/22/06](#)

SE 2005-LE-028 - PINEY RUN DEVELOPMENT, LLC - Appl. under Sect. 3-104 of the Zoning Ordinance to permit an independent living facility with up to 376 units at a density of 10.47 du/ac and golf course. Located at 7836 and 7908 Telegraph Rd. on approx. 35.91 ac. of land zoned R-1. Tax Map 100-1 ((1)) 23A pt., 24, and 25. (Concurrent with RZ 2006-LE-003 and in association with RZ 2006-LE-002 and SE 2005-LE-027.) Also under consideration will be the applicant's request for Exception # 007239-WRPA-003-1 under Section 118-6-9 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax for construction within the Resource Protection Area. **LEE DISTRICT.** [D/O to 6/22/06](#)

RZ 2006-LE-002 - HILLTOP SAND AND GRAVEL COMPANY, INC. - Appl. to rezone from R-1 and C-6 to R-1 to permit a portion of the previously approved golf course on the property to continue and to add practice facilities. Located on the N. side of Telegraph Rd., approx. 800 ft. W. of its intersection with Old Telegraph Rd. on approx. 6.88 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 100-1 ((1)) 23A pt. (Concurrent with SE 2005-LE-027 and in association with RZ 2006-LE-003 and SE 2005-LE-028.) **LEE DISTRICT.** [D/O to 6/22/06](#)

SE 2005-LE-027 - HILLTOP SAND AND GRAVEL COMPANY, INC. - Appl. under Sect. 3-104 of the Zoning Ordinance to reduce the land area associated with the golf course previously approved pursuant to SP 97-L-037 to 80.8 ac. and changes in the layout and uses. Located at 7836, 7928, and 7950 Telegraph Rd. on approx. 106.19 ac. of land zoned R-1 and NR. Tax Map 100-1 ((1)) 9 pt., 17, and 23A. (Concurrent with RZ 2006-LE-002 and in association with RZ 2006-LE-003 and SE 2005-LE-028.) **LEE DISTRICT.** [D/O to 6/22/06](#)

RZ 2005-LE-032/FDP 2005-LE-032 - SHARON CHAPEL, LLC - Appls. to rezone from R-2 to PDH-3 to permit residential development at a density of 2.0 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the N.W. quadrant of the intersection of Sharon Chapel Rd. and Telegraph Rd. on approx. 6.19 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 82-4 ((1)) 34. **LEE DISTRICT.** [APP REC FOR PDH2](#)

RZ 2003-MV-036 - ROUBIN ASSOCIATES, LLC AND MARY ANNE PEARSON SANKO REVOCABLE TRUST - Appl. to rezone from R-1 to I-4 or I-5 to permit industrial development with an overall Floor Area Ratio (FAR) up to 0.50. Located on the S. side of Newton Rd. at its intersection with Loisdale Rd. and at the N. terminus of Terminal Rd. on approx. 6.39 ac. of land. Comp. Plan Rec: Industrial. Tax Map 99-1 ((1)) 5E. **MOUNT VERNON DISTRICT.** [APPROVAL RECOMMENDED](#)

Posted: 6/15/06
Revised: 6/16/06

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 15, 2006

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

2232-V05-22 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC (Mount Vernon High School) (P/H on 5/31/06) [D/O to 6/22/06](#)
ZONING ORDINANCE AMENDMENT (EDITORIAL REVISIONS) (Wilson) (P/H on 5/25/06)
[APPROVAL RECOMMENDED W/ EDITORIAL REVISIONS](#)

FEATURES SHOWN: Concurred in

FSA-B01-35-1-Nextel Communications of the Mid-Atlantic, Inc., 9537 Helenwood Drive
(Deadline 7/6/06)

PUBLIC FACILITIES MANUAL AND CHAPTER 118 AMENDMENTS (Notification for Perennial Streams) (Wilson) [D/O to 7/13/06](#)

- | | |
|--|--|
| 1. Eileen Watson
NVBIA
7221 Pinewood Street
Falls Church, VA 22046 | 3. Mike Rolband
National Association of Industrial
& Office Properties
6285 Clifton Road
Clifton, VA 20124 |
| 2. Deborah M. Reyher
Friends of Accotink, Inc.
Oakdale Park Civic Association
8628 Redwood Drive
Vienna VA 22180 | 4. Frank Crandall
EQAC
900 Turkey Run Road
McLean, VA 22101-1700 |

RZ 2005-DR-015 - CHRISTOPHER MANAGEMENT, INC. [D/O to 7/13/06](#)
FDP 2005-DR-015 - CHRISTOPHER MANAGEMENT, INC. “

- | | |
|--|--|
| 1. Bob Shoemaker, President
Herndon Chase Homeowners Association
12532 Philmont Drive
Herndon, VA 20170 | 3. Lynn Schumaker
833 Van Buren Street
Herndon, VA 20170 |
| 2. Judith Downer
496 Madison Street
Herndon, VA 20170 | 4. Gene Fournier
1562 Dranesville Road
Herndon, VA 20170 |

RZ 2006-LE-003 - PINEY RUN DEVELOPMENT, LLC [D/O to 6/22/06](#)
SE 2005-LE-028 - PINEY RUN DEVELOPMENT, LLC “ ”
RZ 2006-LE-002 - HILLTOP SAND AND GRAVEL COMPANY, INC. [D/O to 6/22/06](#)
SE 2005-LE-027 - HILLTOP SAND AND GRAVEL COMPANY, INC. “ ”

- | | |
|---|---|
| 1. Glenn Ovrevik
President, Telegraph Road CA
7912 Telegraph Road
Kingstowne, VA 22315 | 2. Jim Wagoner
Jamieson Avenue
Alexandria, VA |
|---|---|

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 15, 2006**

Page 2

RZ 2005-LE-032 - SHARON CHAPEL, LLC [APPROVAL REC FOR PDH2](#)
FDP 2005-LE-032 - SHARON CHAPEL, LLC [APPROVED](#)

NO SPEAKERS

RZ 2003-MV-036 - ROUBIN ASSOCIATES, LLC AND MARY ANNE PEARSON SANKO
REVOCABLE TRUST [APPROVAL RECOMMENDED](#)

1. Matt Szramoski
Newington Civic Association
8309 Accotink Road
Lorton, VA 22079
2. John Griffin
8119 Higham Street
Lorton, VA 22079
3. Levelle Dupell
6700 Bulkley Street
Lorton, VA 22079
4. Cynthia Smith
6713 Catskill Road
Lorton, VA 22079

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, June 21, 2006

Posted: 2/24/06
Updated: 6/15/06

KEY
P/H – Public Hearing
D/O – Decision Only

Please Note: This meeting will begin at 7:30 p.m.

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 2002-MV-028 (MOUNT VERNON)	Scott A. & Phyllis Crabtree	G. Chase	Defer Indefinitely (D/O from 6/14/06) (P/H held on 5/18/06)

PUBLIC HEARINGS

<u>APR Number</u>	<u>Nominator</u>	<u>Staff</u>	<u>PC Action</u>
Mount Vernon District APR Nominations		M. Van Dam	P/H held; decisions on all APR items are scheduled for 7/26/06.
05-CW-1ED	Jayjeev Hada		
05-III-2P	Lisa Chiblow		
05-III-14P	Errol Bergsagel		
05-IV-4LP	Errol Bergsagel		
05-IV-5MV	Lisa Chiblow		
05-IV-7MV	Arthur Reeves		
05-IV-8MV	Marianne Gardner		
05-IV-15MV	Nahid Amiri		
05-IV-25MV	Errol Bergsagel		
05-IV-26MV	Richard Neel		
05-IV-27MV	Richard Neel		
05-IV-31MV	Richard Neel		
05-IV-34MV	Errol Bergsagel		
05-IV-35MV	Errol Bergsagel		

WITHDRAWN AND DEFERRED APR ITEMS

<u>APR Number</u>	<u>District</u>	<u>PC Action</u>
APR 05-IV-2LP	Mount Vernon	Accept withdrawal
APR 05-IV-3MV	Mount Vernon	Accept withdrawal
APR 05-IV-6MV	Mount Vernon	Accept withdrawal
APR 05-I-9A	Mason	Intent to withdraw
APR 05-I-2A	Mason	Intent to withdraw
APR 05-I-3A	Mason	Intent to withdraw
APR 05-IV-23MV	Lee	Intent to withdraw
APR 05-III-3P	Mount Vernon	Defer indefinitely

ADMINISTRATIVE ITEMS

<u>Description</u>
Rescind 6/15/06 corrected Recommendation for Approval on ZOA (Yard Modifications); Recommendation for Approval from 6/14/05 stands

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JUNE 21, 2006**

*Posted: 6/7/06
Revised:*

KEY
P/H – Public Hearing
D/O – Decision Only

7:30 p.m. The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 2005/2006 South County Cycle Area Plans Review process for the Mount Vernon Magisterial District as summarized in the newsprint document “Fairfax County Comprehensive Plan 2005/2006 South County Cycle Area Plans Review Public Hearings.” **Public hearings will be held in the order noted below and no new public hearings will begin after midnight. Any items not heard before midnight will be carried over until Thursday, June 29, 2006 after the scheduled Lee District hearings.** Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

MOUNT VERNON DISTRICT

APR 05-III-2P - Located at 98-1((1)) 58, 60-66; 98-1((3)) 14-18. **Adopted Plan:** Residential 1-2 dwelling units/acre (du/a). **Nominated Plan:** Residential 3-4 du/ac.

APR 05-III-14P - Located at Hooes Rd. between Silverbrook Rd. and Ox Rd. **Adopted Plan:** Perform traffic study prior to widening Hooes Rd. to 4 lanes. **Nominated Plan:** Delete recommendation.

APR 05-IV-2LP - Located W of Old Colchester Rd., S of Gunston Rd, E of Richmond Hwy. **Adopted Plan:** Private recreation; residential 0.5-0.1 du/ac, 0.2-0.5 du/ac with cluster option, 5-8 du/ac; alternative use up to 0.25 floor area ratio (FAR). **Nominated Plan:** Option 1: Residential 2 du/ac. Option 2: Public park, residential 5-8 du/ac on parcels 1, 28, 33, 36, & 37.

APR 05-IV-4LP - Located at Rt. 1- Richmond Hwy. **Adopted Plan:** Develop service road design plan along Rt. 1. **Nominated Plan:** Allow interparcel access along Rt. 1 as needed.

APR 05-IV-3MV - Located at 102-1 ((1)) 79A, 79B. **Adopted Plan:** Parcel 79A: Residential 5-8 du/ac, with option for 16-20 du/ac. Parcel 79B: Office up to 0.35 FAR and retail up to 0.25 FAR along Richmond Hwy. **Nominated Plan:** Retail up to 0.50 FAR & office up to 0.75 FAR.

APR 05-IV-5MV - Located N of Maury Pl., W of Central Ave. **Adopted Plan:** Residential 2-3 du/ac. **Nominated Plan:** Residential 5-8 du/ac.

APR 05-IV-6MV - Located at 83-1((1)) 32. **Adopted Plan:** Residential 16-20 du/ac. **Nominated Plan:** Residential 140-160 du/ac.

APR 05-IV-7MV - Located at 110-1 ((15)) (C) 1-3. **Adopted Plan:** Retail up to 0.35 FAR.
Nominated Plan: Office up to 0.77 FAR.

APR 05-IV-8MV - Located in areas adjacent to GW Pkwy. **Adopted Plan:** Mostly residential 1-2 du/ac, also retail, office, residential 16-20 du/ac. **Nominated Plan:** Restrict non-residential use along GW Pkwy.

APR 05-IV-15MV - Located at 93-1 ((16)) 15. **Adopted Plan:** Residential 2-3 du/ac.
Nominated Plan: Office up to 0.35 FAR.

APR 05-IV-25MV - Located at Old Mill Rd. **Adopted Plan:** Old Mill Rd as 2-lane Rd.
Nominated Plan: Designate Old Mill Rd as Historic Byway.

APR 05-IV-26MV - Located at 83-3 ((1)) 67A, 69, 70; 83-4 ((1)) 2. **Adopted Plan:** Retail up to 0.25 FAR with option for residential, office, and retail mixed-use up to 1.0 FAR with conditions. **Nominated Plan:** Retail up to 0.25 FAR with option for office and retail mixed-use greater than 1.0 FAR.

APR 05-IV-27MV - Located at 83-2 ((1)) 2A, 2B, 2C; 83-4 ((1)) 1. **Adopted Plan:** Retail, office, and/or residential up to 0.50 FAR; option for residential, office, retail mixed-use up to 1.0 FAR or residential up to 30 du/ac with conditions. **Nominated Plan:** Office and/or retail up to 1.0 FAR, option for greater than 1.0 FAR.

APR 05-IV-31MV - Located N of Richmond Hwy, S of I-495, N of Huntington Ave. **Adopted Plan:** Residential or residential, office, retail mixed-use. **Nominated Plan:** Office and retail mixed-use, private recreation, open space.

APR 05-IV-34MV - Located at Old Mount Vernon Rd. and Mount Vernon Hwy. intersection. **Adopted Plan:** Improve intersection alignment of Old Mount Vernon Rd. and Mt Vernon Hwy. **Nominated Plan:** Improve intersection alignment so that traffic turns at right angle from Old Mount Vernon Rd. onto Mount Vernon Hwy.

APR 05-IV-35MV - Located at Rt. 1-Richmond Hwy. **Adopted Plan:** Transportation Plan recommendations. **Nominated Plan:** Add Rt. 1 Corridor transportation goals from Lower Potomac Planning District to Mount Vernon Planning District.

APR 05-CW-1ED - Located in Mount Vernon Planning District and the Richmond Hwy Corridor area. **Adopted Plan:** N/A. **Nominated Plan:** Editorial updates.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, June 21, 2006
Page 1 of 2

Posted: 6/21/06
Revised: 6/22/06

KEY
P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

SEA 2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE (P/H on 5/18/06)

INTENT TO WITHDRAW:

APR 05-I-9A (Mason District)

APR 05-I-2A and APR 05-I-3A (Mason District)

APR 05-IV-23MV (Lee District)

ACCEPT WITHDRAWAL:

APR 05-IV-2LP (Mount Vernon District)

APR 05-IV-3MV (Mount Vernon District)

APR 05-IV-6MV (Mount Vernon District)

DEFER INDEFINITELY:

APR 05-III-3P (Mount Vernon District)

MOUNT VERNON DISTRICT AREA PLANS REVIEW

POHICK PLANNING

DISTRICT

APR 05-III-2P

1. Keith Randall
7814 Giles Street
Springfield, VA 22153
2. Donald Hartley
8725 Pohick Road
Springfield, VA 22153
3. Nick Rousos
7920 Flint Street
Springfield, VA 22153
4. Stanley Lasover
8734 Scott Street
Springfield, VA 22153
5. Ken Simpkins
8802 Scott Street
Springfield, VA 22153

APR 05-III-2P (continued)

6. Mary Scala
8740 Redman Street
Springfield, VA 22153
7. Sara Mussenden
8737 Redman Street
Springfield, VA 22153
8. Greg Riegle, Esquire,
Agent for nominator
McGuire Woods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102
9. Michael Katalinas
7808 Giles Street
Springfield, VA 22153

APR 05-III-2P (continued)

10. Don Robinson
8743 Scott Drive
Springfield, VA 22153
11. Richard Huzil
8716 Redman Street
Springfield, VA 22153
12. Jennifer Hitchcock
8731 Scott Street
Springfield, VA 22153

APR 05-III-14P

NO SPEAKERS

***LOWER POTOMAC
AND MOUNT VERNON***

APR 05-IV-4LP

APR 05-IV-35MV

NO SPEAKERS

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, June 21, 2006
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Posted: 6/21/06
Revised: 6/22/06

KEY
P/H – Public Hearing
D/O – Decision Only

MOUNT VERNON

APR 05-IV-5MV

APR 05-IV-34MV

NO SPEAKERS

1. Greg Riegle, Esquire,
Agent for nominator
McGuire Woods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102

APR 05-CW-1ED

NO SPEAKERS

APR 05-IV-7MV

1. Mary Elizabeth Castles
3417 Collard Street
Alexandria, VA 22306

APR 05-IV-8MV

NO SPEAKERS

APR 05-IV-15MV

1. Jeffrey Pandin
Memorial Heights Civic Association
2620 Memorial Street
Alexandria, VA 22306

APR 05-IV-25MV

NO SPEAKERS

APR 05-IV-26MV

APR 05-IV-27MV

APR 05-IV-31MV

1. Richard F. Neel, Jr., Nominator
SE Fairfax Development Corp
8800 A Pear Tree Village Court
Alexandria, VA 22309
2. William Fetsch
5904 Richmond Highway
Alexandria, VA 22303

FAIRFAX COUNTY PLANNING COMMISSION**MEETING AGENDA
Thursday, June 22, 2006**

Posted: 2/24/06
Updated: 6/23/06

KEY
P/H – Public Hearing
D/O – Decision Only

Please Note: This meeting will begin at 7:30 p.m.

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

COMMITTEES**Description**

Transit-Oriented Development Committee will meet on Wednesday, July 6 at 7:00 p.m. in Conference Rooms 2/3, Government Center

Land Use Information Accessibility Group will meet on July 12 at 7:15 p.m. in Conference Rooms 9/10, Government Center

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-D06-24	T-Mobile, 1205 Dolley Madison Avenue	Concur
FS-V06-23	T-Mobile, 8905 Ox Road	Concur
FS-H05-42	Nextel Communications, 1760 Reston Parkway	Concur

DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-LE-028, SE 2005-LE-027, RZ 2006-002 & RZ 2006-LE-003 (LEE)	Piney Run Development Hilltop Sand and Gravel	P. Braham	Recommend Approval Recommend Approval Recommend Approval Recommend Approval (P/H on 6/15/06)
2232-V05-22 (MOUNT VERNON)	T-Mobile (Replace pole @Mt. Vernon HS)	D. Jillson	Defer D/O to 7/13/06 (P/H on 5/31/06)

PUBLIC HEARINGS

<u>APR Number</u>	<u>Nominator</u>	<u>Staff</u>	<u>PC Action</u>
Braddock District APR Nominations		I. Sistla	
APR 05-I-12A	Clara Quintero Johnson		P/H held; decisions on all APR items are scheduled for 7/26/06
APR 05-I-13A	Art Walsh		
APR 05-I-14A	Terry Wanbaugh		
APR 05-I-15A	Sharon Bulova		
APR 05-II-1F	Terry Wanbaugh		
APR 05-II-2F	Terry Wanbaugh		
APR 05-II-3F	Lynne Strobel		
APR 05-III-4P	Deborah Albert		
APR 05-III-5P	Sharon Bulova		
APR 05-III-6P	Sharon Bulova		
APR 05-III-7P	Sharon Bulova		
APR 05-III-8P	Sharon Bulova		
APR 05-III-9P	Sharon Bulova		
APR 05-III-10P	Sharon Bulova		
APR 05-III-11P	Sharon Bulova		
APR 05-III-12P	Sharon Bulova		
APR 05-III-13P	Sharon Bulova		

FAIRFAX COUNTY PLANNING COMMISSION**MEETING AGENDA
Thursday, June 22, 2006**

*Posted: 2/24/06
Updated: 6/23/06*

KEY
P/H – Public Hearing
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PUBLIC HEARINGS (Continued)

<u>APR Number</u>	<u>Nominator</u>	<u>Staff</u>	<u>PC Action</u>
Springfield District APR Nominations		L. Hush	
APR 05-III-1BR	Kim Jan Man		P/H held; decisions on all APR items are scheduled for 7/26/06
APR 05-III-2BR	J. Peter Winfield		
APR 05-III-1FC	Francis McDermott		
APR 05-III-2FC	J. Peter Winfield		
APR 05-III-3FC	Francis McDermott		
APR 05-III-1P	Leanna Hush		

DEFERRAL

<u>APR Number</u>	<u>District</u>	<u>Staff</u>	<u>PC Action</u>
APR 05-II-3F	Braddock	I. Sistla	Accept Withdrawal

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, June 22, 2006

Posted: 6/7/06
Revised: 6/7/06

KEY
P/H – Public Hearing
D/O – Decision Only

- 7:30 p.m.** The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 2005/2006 South County Cycle Area Plans Review process for the Braddock and Springfield Magisterial Districts as summarized in the newsprint document “Fairfax County Comprehensive Plan 2005/2006 South County Cycle Area Plans Review Public Hearings.” **Public hearings will be held in the order noted below and no new public hearings will begin after midnight. Any items not heard before midnight will be carried over until Thursday, June 29, 2006 after the scheduled Lee District hearings.** Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

BRADDOCK DISTRICT

APR 05-I-12A - Located at property along Little River Tpke., generally W of Markham St. and Medford Dr., E of Championship Dr. and Heritage Dr. **Adopted Plan:** Office, retail, private recreation, residential 12-16 dwelling units/acre (du/a) & 16-20 du/ac. **Nominated Plan:** Add guidance to encourage future visual and streetscape improvements.

APR 05-I-13A - Located at 70-2 ((1)) 10, 2A, 2C. **Adopted Plan:** Retail & Other. **Nominated Plan:** Option for mixed use (retail, office, residential) up to 0.80 floor area ratio (FAR). Non-residential 1/3 or less and residential 2/3 or more.

APR 05-I-14A - Located at 69-4 ((1)) 49A, 51, 52. **Adopted Plan:** Office; retail and other. No specific Plan text. General guidance regarding commuter parking facilities along Braddock Rd. **Nominated Plan:** Option for mixed use up to 0.5 FAR to combine commuter parking facility and office on parcels 69-4 ((1)) 49A, 51, 52 and includes use of excess right-of-way along Braddock Rd.

APR 05-I-15A - Located at property along Little River Tpke., generally W of Markham St. and Medford Dr., E of Championship Dr. and Heritage Dr. **Adopted Plan:** Office, retail, private recreation, residential 12-16 du/ac & 16-20 du/ac. **Nominated Plan:** Add guidance to encourage future visual and streetscape improvements. Add area to Annandale CBC. Add guidance for area to be added to the Annandale CRD.

APR 05-II-1F - Located at 68-2 ((1)) 12, 12A; 68-2 ((2)) All. **Adopted Plan:** Residential 1-2 du/ac; Residential 2-3 du/ac. **Nominated Plan:** Add Plan guidance discouraging future neighborhood consolidation efforts.

APR 05-II-2F - Located at land generally along Olley Ln. and fronting on Athens Rd. **Adopted Plan:** Residential 1-2 du/ac. Maximum density not to exceed 1 du/ac. Option for 2-3 du/ac for parcels 69-4 ((1)) 1, 2, and 3 with conditions. **Nominated Plan:** Add Plan text emphasizing 1du/ac density limit in the Olley Ln. corridor.

APR 05-II-3F - Located at 69-4 ((1)) 6A. **Adopted Plan:** Residential 1-2 du/ac. Density not to exceed 1 du/ac. **Nominated Plan:** Residential 2-3 du/ac on the northern 2.3 acres and church at 0.25 FAR on the remainder.

APR 05-III-4P - Located at 77-3 ((1)) 5, 5A, 6. **Adopted Plan:** Incorporation into Burke Center RPC or Residential 2-3 du/ac. **Nominated Plan:** Editorial change to add parcels that were excluded from 1998 Plan amendment as being planned for 2-3 du/ac.

APR 05-III-5P - Located at Main Branch (P2) and the Middle Run (P6) Community Planning Sectors. **Adopted Plan:** N/A. **Nominated Plan:** Modify the Transportation sections of the Main Branch (P2) and the Middle Run (P6) Community Planning Sectors to include Plan text referring to continuation and expansion of local shuttle or similar transit services.

APR 05-III-6P - Located at 77-4 ((1)) 1A. **Adopted Plan:** Residential at 0.2 - 0.5 du/ac. **Nominated Plan:** Add text emphasizing development under existing R-1 Zoning.

APR 05-III-7P - Located at 77-2 ((1)) 13C. **Adopted Plan:** Residential at 5-8 du/ac. **Nominated Plan:** Add text emphasizing current planned density.

APR 05-III-8P - Located at 77-2 ((1)) 35. **Adopted Plan:** Industrial up to 0.25 FAR. Also appropriate for public park or public open space. **Nominated Plan:** Add text indicating land is used for wetlands mitigation. Trails and pedestrian overpass should connect area to VRE.

APR 05-III-9P - Located at 77-2 ((1)) 39, 40B, 58, 58A, 58C. **Adopted Plan:** Light intensity industrial uses up to 0.25 FAR. **Nominated Plan:** Add plan guidance to minimize environmental and noise impacts.

APR 05-III-10P - Located at 77-2 ((1)) 35. **Adopted Plan:** N/A. **Nominated Plan:** Propose Kiss and Ride with handicapped parking; path/trail in eastward direction parallel to the tracks to a pedestrian bridge crossing VRE tracks to the N side of parking garage.

APR 05-III-11P - Located at 77-3 ((1)) 7A, 8, 9A, 11-13. **Adopted Plan:** Industrial up to 0.25 FAR. **Nominated Plan:** Add Plan guidance that future uses should minimize impacts on the Pohick Creek watershed.

APR 05-III-12P - Located at Burke Center VRE Station and vicinity. **Adopted Plan:** N/A. **Nominated Plan:** Provide north and south pedestrian connectivity to Burke Center VRE.

SPRINGFIELD DISTRICT

APR 05-III-1BR - Located at 66-1 ((1)) 8. **Adopted Plan:** Residential 0.5-1 du/ac. **Nominated Plan:** Residential 2-3 du/ac.

APR 05-III-2BR - Located at 55-4 ((1)) 24H. **Adopted Plan:** The land generally located south of the Rt. 29 Corridor and N of Braddock Rd. in the Popes Head Creek Watershed is planned for residential use at 0.1-0.2 du/ac to conform with the findings of the Occoquan Basin Study. **Nominated Plan:** Mixed use (residential, office, and retail) up to 0.60 FAR.

APR 05-III-1FC - Located at 56-1 ((1)) 47G1, 47H, 47I, 47J, 47K, 47L, 47P, 47Q, 47R, 47S, 47T. **Adopted Plan:** Land Unit P2: Baseline: office up to 0.25 FAR, residential 4-8 du/ac; Intermediate: office/mix up to 0.28 FAR; Overlay: office/mix up to 0.35 FAR, Hotel-300 rooms. Options for 0.50 and 0.70 FAR at the Overlay Level. **Nominated Plan:** Overlay option for mixed use, including office, hotel, retail, and restaurant, up to 1.0 FAR.

APR 05-III-2FC - Located at 56-3 ((1)) 6A. **Adopted Plan:** Land Unit T: Baseline: residential at 1 du/ac; Intermediate: residential 1.5 du/ac; Overlay: residential 2 du/ac. **Nominated Plan:** Residential 16-20 du/ac.

APR 05-III-3FC - Located at part of Fair Lakes Development: E and W of Fairfax County Pkwy. between Fair Lakes Pkwy. and Fair Lakes Circle, S of Monument Dr., N of I-66, also N of I-66, S of Fair Lakes Circle. **Adopted Plan:** Land Unit G: Overlay: office/mix up to 0.25 FAR; Land Unit H1, H2: Overlay H1, W portion H2: office/mix up to 0.25 FAR; Land Unit I3: Overlay: office/mix up to 0.25 FAR. **Nominated Plan:** Overlay level option for mixed use including residential, retail, hotel, and office uses up to an average 0.60 FAR for five areas (densities proposed vary for each area).

APR 05-III-1P - Located at 97-4 ((1)) 16. **Adopted Plan:** Residential 0.5-1 du/ac; with consolidation, retail/office use with adjacent parcels up to 0.25 FAR. **Nominated Plan:** Add text that neighborhood retail/office should occur at a density no greater than the adjacent parcels, and that automobile-oriented uses are not appropriate.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, June 22, 2006
Page 1 of 2

Posted: 6/22/06
Revised: 6/23/06

KEY
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DECISIONS ONLY:

2232-V05-22 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC (Mount Vernon High School) (P/H on 5/31/06)

RZ 2006-LE-003 - PINEY RUN DEVELOPMENT, LLC (P/H on 6/15/06)

SE 2005-LE-028 - PINEY RUN DEVELOPMENT, LLC " "

RZ 2006-LE-002 - HILLTOP SAND AND GRAVEL COMPANY, INC. " "

SE 2005-LE-027 - HILLTOP SAND AND GRAVEL COMPANY, INC. " "

WITHDRAWAL:

APR 05-II-3F (Braddock District) - Accept Withdrawal

CONSENT AGENDA:

FS-D06-24 - T-Mobile, 1205 Dolley Madison Avenue

FS-V06-23 – T-Mobile, 8905 Ox Road

FEATURES SHOWN:

FS-H05-42 - Nextel Communications of the Mid-Atlantic, Inc., 1760 Reston Parkway (Deadline 6/30/06)

BRADDOCK DISTRICT AREA PLANS REVIEW

APR 05-I-12A

APR 05-I-15A

NO SPEAKERS

APR 05-I-13A

1. Harry Pope
Ravensworth-Bristow
Civic Association
5003 Terrell Street
Annandale, VA 22003

2. Thomas O'Brien
7553 Newcastle Drive
Annandale, VA 22003

3. Cynthia Miller
Bristow Village
Homeowners Association
4961 Oriskany Drive
Annandale, VA 22003

4. Inda Stagg
Walsh, Colucci, Lubeley,
Emrich & Terpak, PC
2200 Clarendon Boulevard
Arlington, VA 22201

5. Seymour Metze
4963 Oriskany Drive
Annandale, VA 22003

APR 05-I-13A (con't)

6. Ed Moreland
7620 Erie Street
Annandale, VA 22003

7. Stephen Klaus
7812 Heritage Drive
Annandale, VA 22003

APR 05-I-14A

NO SPEAKERS

APR 05-II-1F

NO SPEAKERS

APR 05-II-2F

1. Mary Ann Beck
Rutherford Civic
Association
4711 Briar Patch Lane
Fairfax, VA 22032
2. Steven Otto
4429 Glenn Rose Street
Fairfax, VA 22032

APR 05-III-4P

NO SPEAKERS

APR 05-III-5P

NO SPEAKERS

APR 05-III-6P

1. Mary Flynn
1600 Tysons Boulevard
McLean, VA 22102

APR 05-III-7P

NO SPEAKERS

APR 05-III-8P

APR 05-III-10P

APR 05-III-12P

NO SPEAKERS

APR 05-III-9P

NO SPEAKERS

APR 05-III-11P

NO SPEAKERS

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, June 22, 2006
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Posted: 6/22/06
Revised: 6/23/06

KEY
P/H – Public Hearing
D/O – Decision Only

SPRINGFIELD DISTRICT AREA PLANS REVIEW

APR 05-III-1BR
NO SPEAKERS

APR 05-III-3FC

APR 05-III-2BR

1. Thomas McDonald
Buckner Forest Homeowners
Association
12307 Cannonball Road
Fairfax, VA 22030

1. Francis McDermott
Hunton & Williams LLP
1751 Pinnacle Drive
McLean, VA 22101

APR 05-III-1P

APR 05-III-1FC

1. Francis McDermott
Hunton & Williams LLP
1751 Pinnacle Drive
McLean, VA 22101

1. Thomas Rother
1447 Hunter View Farms
Vienna, VA 22182

APR 05-III-2FC

1. Thomas McDonald
Buckner Forest Homeowners
Association
12307 Cannonball Road
Fairfax, VA 22030
2. Sandra Lee Farmer
11816 Larry Road
Fairfax, VA 22030

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, June 28, 2006

Posted: 2/24/06
Updated: 6/29/06

KEY
P/H – Public Hearing
D/O – Decision Only

Please Note: This meeting will begin at 7:30 p.m.

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

PUBLIC HEARINGS

<u>APR Number</u>	<u>Nominator</u>	<u>Staff</u>	<u>PC Action</u>
Mason District APR Nominations		C. Quintero-Johnson	
APR 05-I-1A	Koo H. Kim		P/H held; decisions on all APR items which had a public hearing are scheduled for 7/26/06.
APR 05-I-4A	Philla A. Gallo & Ms. Rosemary Gwynn		
APR 05-I-5A	Hillary Katherine Zahm		
APR 05-I-7A	Art Walsh		
APR 05-I-8A	Clara Quintero Johnson		
APR 05-I-10A	Art Walsh		
APR 05-I-11A	Clara Quintero Johnson		
APR 05-I-17A	Daniel McKinnon Jr.		
APR 05-I-19A	Mohamad Fahim Ahmadzai		
APR 05-I-20A	Sheri Hoy		
APR 05-I-21A	Mark Anstine		
APR 05-I-1B	Joseph A. Roberts		
APR 05-I-2B	John Thillman		
APR 05-I-5B	William B. Lawson Jr.		
APR 05-I-6B	William B. Lawson Jr.		
APR 05-I-9B	Mark Looney		
APR 05-I-10B	Heather Himes		
APR 05-I-12B	Lars Issa		
APR 05-I-13B	Art Walsh		
APR 04-I-1L	Lisa Chiblow		
APR 05-I-1J	Stephen A. Milone		
APR 05-I-2J	Lynne Strobel		

ITEM CARRIED OVER TO THURSDAY, JUNE 29, 2006

<u>Application</u>	<u>Nominator</u>	<u>Staff</u>
APR 05-I-3L	Michael A. Kennelly	C. Quintero-Johnson

APR WITHDRAWALS

<u>Application</u>	<u>Nominator</u>	<u>Staff</u>	<u>PC Action</u>
APR 05-I-2A	Su H. Auh & Ghunh Auh	C. Quintero-Johnson	Withdrawal
APR 05-I-3A	Dooil Shin		Accepted
APR 05-I-9A	Andrew Levinson		

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Wednesday, June 28, 2006

Posted: 6/7/06
Revised: 6/7/06

KEY
P/H – Public Hearing
D/O – Decision Only

7:30 p.m. The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 2005/2006 South County Cycle Area Plans Review process for the Mason Magisterial District as summarized in the newsprint document “Fairfax County Comprehensive Plan 2005/2006 South County Cycle Area Plans Review Public Hearings.” **Public hearings will be held in the order noted below and no new public hearings will begin after midnight. Any items not heard before midnight will be carried over until Thursday, June 29, 2006 following the Lee District public hearings, or to July 12th, if needed.** Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

MASON DISTRICT

APR 05-I-1A - Located at 71-4 ((7)) 1, 2. **Adopted Plan:** Residential 1-2 dwelling units/acre (du/a). **Nominated Plan:** Retail up to 0.45 floor area ratio (FAR).

APR 05-I-2A - Located at 59-4 ((6)) 20B. **Adopted Plan:** Residential 2-3 du/ac. **Nominated Plan:** Retail up to 0.20 FAR.

APR 05-I-3A - Located at 59-4 ((6)) 20C, 20D. **Adopted Plan:** Residential 2-3 du/ac. **Nominated Plan:** Retail up to 0.20 FAR.

APR 05-I-4A - Located at 71-3 ((10)) 5, 6. **Adopted Plan:** Residential 0.5-1 du/ac. **Nominated Plan:** Residential 2-3 du/ac.

APR 05-I-5A - Located at 71-2 ((10)) 1, 2, 11, 12. **Adopted Plan:** Retail and other. **Nominated Plan:** Option for office up to 0.4 FAR with conditions.

APR 05-I-7A - Located at 71-1 ((1)) 100, 102A, 102B, 103, 105. **Adopted Plan:** Community serving retail up to 0.35 FAR. Option for retail/office mixed use up to 0.5 FAR. **Nominated Plan:** Retail and office up to 1.0 FAR. Add mixed use option with office, retail, and residential up to 1.5 FAR (potential mix 1/3 residential or more, 2/3 non-residential or less).

APR 05-I-8A - Located at 80-2 ((1)) 22A, 22B, 23, 24, 26. **Adopted Plan:** Office, retail, industrial, private open space, public facilities. Retain current uses including commuter rail facility, with retail up to 0.35 FAR in the W portion of Land Unit; E portion of Land Unit planned office up to .50 FAR. **Nominated Plan:** W portion of Land Unit modify option for retail/office mixed use up to 0.45 FAR. E portion of Land Unit planned for office up to 0.35

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
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FAR. Option for office/retail/residential mixed use not to exceed traffic impact of retail/office mixed use up to 0.45 FAR.

APR 05-I-10A - Located N of Little River Tpke., W of Annandale Rd. **Adopted Plan:** Retail up to 0.35 FAR. Option for retail/office mixed use up to 0.50 FAR. SE portion of sub-unit has option for retail/office mixed use up to 0.70 FAR and 1.0 FAR with residential component. May exceed 1.0 FAR if includes cinema or hotel, with conditions. **Nominated Plan:** Retail/office mixed use up to 1.5 FAR. Option for retail/office/residential mixed use up to 2.25 FAR.

APR 05-I-11A - Generally bounded by Little River Tpke., Markham St., Poplar St., Annandale Center Dr., and John Marr Dr. **Adopted Plan:** Retail. Sub-Units A-2, C-2, and E1 have mixed use options of varying intensity up to 1.0 FAR. Portions of Sub-Units A-2 and E-1 may exceed 1.0 FAR if includes cinema or hotel with conditions. Sub-Unit C-2 may achieve 1.0 FAR if includes cinema or hotel and may exceed 1.0 FAR with conditions such as provision of senior or working singles housing or public park. **Nominated Plan:** For Town Center portion of Sub-Units A-2, C-2, and E-1, increase flexibility for higher intensity options. For A-2 and E1, delete condition that a cinema or hotel should be part of development proposals above 1.0 FAR. For C-2, delete condition that senior or working singles housing, or public park is necessary to exceed 1.0 FAR.

APR 05-I-17A - Generally, property along Columbia Pke. and W of Gallows Rd., property along Little River Tpke. between Backlick Rd. and Carrico Dr., property generally bounded by John Marr Dr., Backlick Rd., Little River Tpke., Markham St., Poplar St., and Daniels Ave. **Adopted Plan:** Office, retail, public facilities, alternative uses. Sub-units A-2, C-2, and Land Units D and E have mixed use options of varying intensity up to 1.0 FAR and higher. Maximum heights range from 40-75 feet. **Nominated Plan:** Sub-Units A-2, C-2, E-1, E-2, E-4, and E-5 increase intensity up to 2.0 FAR, increase maximum height to 120 feet. Sub-units D, E-3, and E-6 increase intensity up to 1.0 FAR and increase maximum building height up to 60 ft.

APR 05-I-19A - Located at 71-4 ((7)) 24A. **Adopted Plan:** Residential 1-2 du/ac. **Nominated Plan:** Office up to 0.40 FAR.

APR 05-I-20A - Located at 71-2 ((1)) 36, 43A; 71-2 ((10)) 17A; 71-2 ((13)) All. **Adopted Plan:** Residential 1-2 du/ac. **Nominated Plan:** Residential 8-12 du/ac.

APR 05-I-21A - Located at 71-2 ((1)) 36; 71-2 ((10)) 17A; 71-2 ((13)) 1. **Adopted Plan:** Residential 1-2 du/ac. **Nominated Plan:** Residential 8-12 du/ac.

APR 05-I-1B - Located at 51-4 ((2)) (A) 4-9. **Adopted Plan:** Office up to 0.25 FAR with conditions. Option for townhouse style office up to 0.35 FAR with conditions. **Nominated Plan:** Office up to 0.25 FAR. Option for office up to 0.65 FAR and 2nd option for office up to 1.0 FAR with conditions.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
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APR 05-I-2B - Located at 61-2 ((1)) 112. **Adopted Plan:** Retail or office up to 0.35 FAR with option up to 0.50 FAR. Option for retail/office mixed use up to 0.70 FAR. **Nominated Plan:** Residential/office/retail mixed use up to 2.0 FAR. (Potential mix is approximately half residential and half non-residential.)

APR 05-I-5B - Located at 62-1 ((1)) 13, 13A, 14, 15, 16A, 16E, 16F. **Adopted Plan:** Retail and office. Sub-Unit C-4: community serving retail up to 0.35 FAR. Sub-Unit C-5: community serving retail at current intensity. **Nominated Plan:** Mixed use with residential, office, retail, private recreation & open space, up to 1.2 FAR. (potential mix is approximately 2/3 residential & 1/3 non-residential.).

APR 05-I-6B - Located at 61-2 ((1)) 96-100; 61-2 ((21)) 1, 3-5, 9, 11A, 16; 61-4 ((29)) 13. **Adopted Plan:** Community serving retail and office up to 0.35 FAR with option up to 0.50 FAR with conditions. 2nd option for retail/office mixed use up to 0.70 FAR with conditions including 5 acres consolidation. **Nominated Plan:** Add option for redevelopment of existing office up to 0.70 FAR with consolidation of 30,000 sq ft.

APR 05-I-9B - Located at 61-2 ((22)) All; 62-1 ((1)) 11, 12. **Adopted Plan:** Residential 2-3 du/ac, retail. Option for neighborhood serving retail up to 0.35 FAR, option for office or hotel up to 0.50 FAR. **Nominated Plan:** Add option: residential/retail mixed use up to 1.85 FAR. (Predominately residential with retail component.)

APR 05-I-10B - Located SE of Moncure Ave. and Columbia Pk. intersection. **Adopted Plan:** Retail or office up to 0.35 FAR with option up to 0.50 FAR. Option for retail/office mixed use up to 0.70 FAR. **Nominated Plan:** Add option: mixed use up to 2.0 FAR with logical consolidation. 2nd option: mixed use up to 3.0 FAR with 5 acres consolidation. (Possible mix approximately 2/3 residential, 1/3 non-residential.)

APR 05-I-12B - Located generally S of Arlington Blvd., E and W of Olin Dr. **Adopted Plan:** Office up to 0.25 FAR with conditions. Option for townhouse style office up to 0.35 FAR with conditions. **Nominated Plan:** Add conditions to office up to 0.25 FAR. Remove option for office up to 0.35 FAR for portion of area.

APR 05-I-13B - Located at 62-3 ((6)) 6-9, 10A, 11A, 12, 13A, 14A. **Adopted Plan:** Residential 2-3 du/ac. **Nominated Plan:** Residential up to 1.6 FAR, approximately 40-50 du/ac.

APR 05-I-1J - Located at 50-4 ((1)) 6, 7; 50-4 ((17)) A, G, H, H1, L. **Adopted Plan:** Community serving retail up to 0.35 FAR. **Nominated Plan:** Retail up to 0.5 FAR, option for residential/retail mixed use up to 1.0 FAR. (Potential mix approximately 2/3 residential, 1/3 retail.)

APR 05-I-2J - Located at 51-3 ((5)) 7B, 8-14, 14A, 15, 16. **Adopted Plan:** Residential 2-3 du/ac. Plan guidance discourages commercial uses. **Nominated Plan:** Mixed use up to 0.50 FAR. (Potential mix approximately 2/3 non-residential, 1/3 residential.)

APR 05-I-1L - Located at 72-2 ((1)) 35, 38, 39. **Adopted Plan:** Residential 5-8 du/ac, public

**FAIRFAX COUNTY PLANNING COMMISSION
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facilities, governmental and institutional. **Nominated Plan:** Residential 12-16 du/ac.

APR 05-I-3L - Located W of Cherokee Ave. at Annandale St. **Adopted Plan:** Residential 1-2 du/ac. **Nominated Plan:** Residential 3-4 du/ac.

AGENDA/SPEAKERS LIST
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Posted: 6/28/06

KEY
P/H – Public Hearing
D/O – Decision Only

ACCEPT WITHDRAWAL:

APR 05-I-2A and APR 05-I-3A (Mason District)

APR 05-I-9A (Mason District)

CARRY OVER ITEM:

APR 05-I-3L - P/H to 6/29/06

MASON DISTRICT AREA PLANS REVIEW

APR 05-I-1A

NO SPEAKERS

APR 05-I-4A

1. Barbara Werner
7204 Byrneley Lane
Annandale, VA 22003
2. David Shepp
7200 Byrneley Lane
Annandale, VA 22003

APR 05-I-5A

1. Neil McCloud
4609 Columbia Road
Annandale, VA 22003
2. Colleen Coughlin, Pres.
Pinecrest Community
Association
4514 Shoal Creek Court
Alexandria, VA 22312
3. Hillary Zahm, Nominator
Cooley Godward, LLP
11951 Freedom Drive
Reston, VA 20190
4. Cathy Liss
4828 Randolph Drive
Annandale, VA 22003

APR 05-I-7A

1. Allen Ackerman
5114 Observation Way
Alexandria, VA 22312
2. Martin Walsh, Esquire,
Nominator
Walsh, Colucci, Lubeley,
Emrich & Terpak, PC
2200 Clarendon Blvd.
Suite 1300
Arlington, VA 22201
3. Colleen Coughlin, Pres.
Pinecrest Community
Association
4514 Shoal Creek Court
Alexandria, VA 22312

APR 05-I-8A

NO SPEAKERS

APR 05-I-10A

1. Elizabeth Baker,
Nominator
Walsh, Colucci, Lubeley,
Emrich & Terpak, PC
2200 Clarendon Blvd.
Suite 1300
Arlington, VA 22201

APR 05-I-10A (continued)

2. Colleen Coughlin, Pres.
Pinecrest Community
Association
4514 Shoal Creek Court
Alexandria, VA 22312
3. Jill Park
7353 McWhorter Place
Suite 200
Annandale, VA 22033
4. Hwa Park
5416 Chieftain Circle
Alexandria, VA 22003
5. George Thorn
4220 Annandale Road
Annandale, VA 22003
6. Vivian Olson
7015 Evergreen Court
Annandale, VA 22003
7. Sue Wilson
6901 Valley Brook Drive
Falls Church, VA 22042
8. Richard Turner, Chair
Annandale United
Methodist Church
Board of Trustees
6935 Columbia Pike
Annandale, VA 22003

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APR 05-I-11A

1. Allen Ackerman
5114 Observation Way
Alexandria, VA 22312
2. Colleen Coughlin, Pres.
Pinecrest Community
Association
4514 Shoal Creek Court
Alexandria, VA 22312

APR 05-I-17A

1. Allen Ackerman
5114 Observation Way
Alexandria, VA 22312
2. Daniel McKinnon, Jr.,
Nominator
4320 Roberts Avenue
Annandale, VA 22003
3. Gregory McGillicuddy
Annandale Revitalization
Committee
Central Business District
7780 Donegan Drive
Manassas, VA 20109

APR 05-I-19A

1. Fahim Ahmadzai,
Nominator
5309 Mitchell Street
Alexandria, VA 22319
2. Jim Kolb, President
Indian Springs Clearfield
Civic Association
5247 Canard Street
Alexandria, VA 22312
3. Grail Harte
Spring Valley Forest
Community Association
5106 Colebrook Place
Alexandria, VA 22312

APR 05-I-20A

APR 05-I-21A

1. Frank Kelly
6621 Billings Drive
Annandale, VA 22003
2. Colleen Coughlin, Pres.
Pinecrest Community
Association
4514 Shoal Creek Court
Alexandria, VA 22312
3. William S. Clark
69 Saratoga Cove
Ruther Glen, VA 22546
4. Jack Haberle
4816 Randolph Drive
Annandale, VA 22003
5. Cathy Liss
4828 Randolph Drive
Annandale, VA 22003
6. Gregory Riegle, Esquire,
Agent for nominator
McGuire Woods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102

7. Robert Schwaninger,
Chair of Mason District
APR Task Force
4510 Carrico Drive
Annandale, VA 22003

APR 05-I-1B

APR 05-I-12B

1. Lars Issa, Nominator of
APR 05-I-12B
President, Lee Boulevard
Heights Citizens Assn.
3101 Olin Drive
Falls Church, VA 22044
2. Saj George
George Associates
6043/6045 Arlington Blvd
Falls Church, VA 22044
3. Alison Lawrence
6058 Wooten Drive
Falls Church, VA 22044
4. Cindy Covell
3114 Olin Drive
Falls Church, VA 22044
5. Sylvia Johnson
6110 Brook Drive
Falls Church, VA 22044
6. Jacqueline Gilbert
6110 Brook Drive
Falls Church, VA 22044
7. Joseph Roberts,
Nominator of
APR 05-I-1B,
Director, Paretian
Engineering Group, LLC
21515 Ridgeway Circle,
Suite 120
Sterling, VA 20166
8. Thanh Nguyen,
General Manager
Paretian Engineering
Group, LLC
21515 Ridgeway Circle,
Suite 120
Sterling, VA 20166

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APR 05-I-2B
APR 05-I-10B

1. Frank Sellers, President
Baileys Crossroads
Revitalization Corp.
3342 Mansfield Road
Falls Church, VA 22041
2. Nina Weisberg
1901 North Moore Street
Suite 803
Arlington, VA 20175
3. Lee Quill, Agent for
nominator of
APR 05-I-10B
Cunningham Quill
Architects
1054 31st Street
Suite 315
Washington, D.C. 20007
4. Mark Looney, Esquire,
Cooley Godward, LLP
11951 Freedom Drive
Reston, VA 20190

APR 05-I-5B

1. Frank Sellers, President
Baileys Crossroads
Revitalization Corp.
3342 Mansfield Road
Falls Church, VA 22041
2. William B. Lawson, Jr.,
Esquire, Nominator
Lawson, Tarter &
Charvet, PC
6045 Wilson Boulevard
Suite 100
Arlington, VA 22205

APR 05-I-6B

1. William B. Lawson, Jr.,
Esquire, Nominator
Lawson, Tarter &
Charvet, PC
6045 Wilson Boulevard
Suite 100
Arlington, VA 22205

APR 05-I-9B

1. Mark Looney, Esquire,
Agent for Nominator
Cooley Godward, LLP
11951 Freedom Drive
Reston, VA 20190

APR 05-I-13B

1. Martin Walsh, Esquire,
Agent for nominator
Walsh, Colucci, Lubeley,
Emrich & Terpak, PC
2200 Clarendon Blvd.
Suite 1300
Arlington, VA 22201

APR 05-I-1J

1. Tony Calabrese, Esquire,
Agent for nominator
Cooley Godward, LLP
11951 Freedom Drive
Reston, VA 20190
2. Paul Byrtus
Sleepy Hollow Citizens
Association
3009 Beechwood Lane
Falls Church, VA 22042
3. Lee Martinez, President
Bel Air Civic Association
3125 Cofer Road
Falls Church, VA 22042

APR 05-I-2J

1. William J. Cox
6445 Arlington Boulevard
Falls Church, VA 22042
2. Amelia Gomez-Todd
Sleepy Hollow Citizens
Association
3112 Beechwood Lane
Falls Church, 22042
3. Michael Wessel
6429 Spring Terrace
Falls Church, VA 22042
4. Kathy Siviter
6425 Spring Terrace
Falls Church, VA 22042
5. Bob Sparks
6448 Spring Terrace
Falls Church, VA 22042
6. Chris Martin, President
Sleep Hollow Civic Assn.
3013 Sylvan Drive
Falls Church, VA 22042
7. William Penhallegon
6456 Spring Terrace
Falls Church, VA 22042
8. Anton Yergat
3035 Beechwood Lane
Falls Church, VA 22042
9. Mark Salanski
6460 Spring Terrace
Falls Church, VA 22042
10. Roy Allensbury
Address unknown
11. Albert Riveros,
Nominator
6443 Arlington Boulevard
Falls Church, VA 22042

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APR 05-I-1L

1. Julia Gerald
6324 Lincolnia Road
Alexandria, VA 22312
2. Gregory Riegle, Esquire,
Agent for nominator
McGuire Woods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102
3. Gerald Curry, President
Charleston Square Homeowners Association
P.O. Box 11173
Alexandria, VA 22312

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, June 29, 2006

Posted: 2/24/06
Updated: 6/30/06

KEY
P/H – Public Hearing
D/O – Decision Only

Please Note: This meeting will begin at 7:30 p.m.

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

COMMITTEES

Description

Transit-Oriented Development Committee will meet on Thursday, July 6, 2006 at 7:00 p.m. in Conference Rooms 2/3, Government Center

Land Use Information Accessibility Group will meet on Wednesday, July 12, 2006 at 7:00 p.m. in Conference Rooms 9/10, Government Center

Transportation Committee will meet on Thursday, July 13, 2006 at 7:30 p.m. in the Board Conference Room, Government Center

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-S06-19	Fiber Tower Corporation, 6401 Little Ox Road	Concur
FS-S06-21	Fiber Tower Corporation, 4618 West Ox Road	Concur
FS-S06-22	Cingular Wireless, 12895 Clifton Creek Drive	Concur
FS-M06-25	T-Mobile Northeast, LLC, 6335 Little River Turnpike	Concur

PUBLIC HEARINGS

<u>Application</u>	<u>Nominator</u>	<u>Staff</u>	<u>PC Action</u>
Lee District APR Nominations		J. Hada	P/H held; decisions on all APR items subject to public hearing are scheduled for 7/26/06
05-CW-2ED	Meghan Van Dam		
05-IV-1S	Roger Hart		
05-IV-2S	James Puryear		
05-IV-3S	Lori Greenlief		
05-IV-8S	Lynne Strobel		
05-IV-11S	T. William Dowdy		
05-IV-1RH	Andrew Levinson		
05-IV-2RH	Marianne Bowen		
05-IV-4RH	Glenn Overick		
05-IV-5RH	Wing Cheong Tse		
05-IV-6RH	Donald McKee		
05-IV-22MV	RC Fields Jr. and Associates		
05-IV-23MV	Benjamin Tompkins		
05-IV-24MV	Richard Neel		

Mason District APR Nominations

APR 05-I-3L Michael A. Kennelly
(MASON)

C. Quintero-Johnson

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, June 29, 2006

*Posted: 6/7/06
Revised: 6/14/06*

KEY
P/H – Public Hearing
D/O – Decision Only

- 7:30 p.m.** The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 2005/2006 South County Cycle Area Plans Review process for the Lee Magisterial District as summarized in the newsprint document “Fairfax County Comprehensive Plan 2005/2006 South County Cycle Area Plans Review Public Hearings.” **Public hearings will be held in the order noted below and no new public hearings will begin after midnight.** Commission matters may be discussed before the public hearings begin. The Planning Commission will consider any Plan Amendment nominations carried over from Wednesday, June 21, 2006; Thursday, June 22, 2006; and Wednesday, June 28, 2006, and if necessary, any items not heard by midnight will be carried over to Wednesday, July 12, 2006 at 7:30 p.m.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

LEE DISTRICT

APR 05-IV-22MV - Located at 92-2 ((1)) 16G, 17-21. **Adopted Plan:** Residential 8-12 dwelling units/acre (du/a) with conditions. **Nominated Plan:** Residential 8-12 du/ac with modified conditions.

APR 05-IV-23MV - Located NW of Fort Dr./N of Kings Hwy. intersection. **Adopted Plan:** Parcel 83-3 ((3)) B: multi-family. Rest of Land Units L and M for residential up to 45 du/ac and 87,000 sq. ft. retail. **Nominated Plan:** Mixed use up to 3.25 floor area ratio (FAR): retail, office, and predominantly residential use.

APR 05-IV-24MV - Located at 101-3 ((1)) 5, 7, 8. **Adopted Plan:** Parcel 101-3 ((1)) 7: residential 8-12 du/ac; Parcels 101-3 ((1)) 5, 8: residential 16-20 du/ac with option for residential mixed use with retail and/or office fronting Richmond Hwy. up to 0.50 FAR. **Nominated Plan:** Residential 12-16 du/ac. Option 1: 16-20 du/ac. Option 2: Mixed use with approx. 2/3 residential and 1/3 commercial uses up to 0.70 FAR.

APR 05-IV-1RH - Located at 91-3 ((8)) A, B, 1-4, 5A. **Adopted Plan:** Residential 1-2 du/ac. **Nominated Plan:** Option for residential 5-8 du/ac.

APR 05-IV-2RH - Located at 82-2 ((1)) 15, 15A, 16. **Adopted Plan:** Public Park. **Nominated Plan:** Residential 3-4 du/ac.

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APR 05-IV-4RH – Located NE of Beulah St./Telegraph Rd. intersection. **Adopted Plan:** Parcel 100-1 ((1)) 9: private recreation and residential 2-3 du/ac; Parcels 14, 15, 17, 19, 20, and 23A: private recreation with option for 2-3 du/ac. Commercial recreation on S portion of parcel 100-1 ((1)) 23A. Parcel 100-1 ((1)) 24, 25: residential at 3-4 du/ac. **Nominated Plan:** Private recreation with option for 2-3 du/ac with conditions including flood hazard and interparcel access. Private recreation may include health oriented extended stay facility, indoor and outdoor exercising facilities, and a restaurant.

APR 05-IV-5RH - Located at 100-1 ((1)) 27. **Adopted Plan:** Residential 1-2 du/ac.
Nominated Plan: Residential 2-3 du/ac.

APR 05-IV-6RH - Located at 100-1 ((3)) 8. **Adopted Plan:** Residential 1-2 du/ac. **Nominated Plan:** Residential 2-3 du/ac.

APR 05-IV-1S - Located at 90-4 ((1)) 20; 91-3 ((1)) 23-25. **Adopted Plan:** Residential 1-2 du/ac. **Nominated Plan:** Residential 3-4 du/ac.

APR 05-IV-2S - Located at 81-3 ((5)) 13. **Adopted Plan:** Low intensity office use with conditions. **Nominated Plan:** Retail and other up to 0.30 FAR.

APR 05-IV-3S - Located at 99-2 ((1)) 17-19. **Adopted Plan:** Parcels 99-2 ((1)) 18 and 19: Industrial up to 0.25 FAR with option for residential 3-4 du/ac with conditions; Parcel 99-2 ((1)) 17: industrial up to 0.35 FAR. **Nominated Plan:** Residential 5-8 du/ac; retain options for industrial up to 0.25 FAR and 0.35 FAR.

APR 05-IV-8S - Located at 91-3 ((1)) 12-15, 15A; 91-3 ((5)) All. **Adopted Plan:** Residential 1-2 du/ac. **Nominated Plan:** Residential 3-4 du/ac with option for 5-8 du/ac.

APR 05-IV-11S - Located at 99-1 ((1)) 5A, 6. **Adopted Plan:** Retail up to 0.25 FAR.
Nominated Plan: Mixed use up to 0.75 FAR: primarily hotel, remainder office and retail.

APR 05-CW-2ED - Proposes editorial changes to the Plan recommendations for the Springfield Planning District and the Franconia Springfield Area where objectives have been achieved or to update text to reflect existing conditions.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, June 29, 2006

Posted: 6/29/06
Finalized: 6/30/06

KEY
P/H – Public Hearing
D/O – Decision Only

WITHDRAWALS:

APR 05-IV-8S (Lee District) - Accept Withdrawal
APR 05-IV-1RH (Lee District) - Accept Withdrawal
APR 05-IV-23MV (Lee District) - Accept Withdrawal

FEATURES SHOWN:

FS-S06-19 - Fiber Tower Corporation, 6401 Little Ox Road (Deadline 7/30/06)
FS-S06-21 - Fiber Tower Corporation, 4618 West Ox Road (Deadline 7/30/06)
FS-S06-22 - Cingular Wireless, 12895 Clifton Creek Drive (Deadline 8/8/06)
FS-M06-25 - T-Mobile Northeast, LLC, 6335 Little River Turnpike (Deadline 8/13/06)

LEE DISTRICT AREA PLANS REVIEW

APR 05-IV-22MV

1. Anna Marie Hicks
6545 South Kings Highway
Groveton, VA 22306
2. Harry Lehman
6545 South Kings Highway
Groveton, VA 22306

APR 05-IV-24MV

1. Richard F. Neel, Jr. Nominator
Southeast Fairfax Development Corporation
8800 A Peartree Village Court
Alexandria, VA 22309

APR 05-IV-2RH

NO SPEAKERS

APR 05-IV-4RH

1. Jason Heinberg, Esquire
Walsh Colucci
2200 Clarendon Boulevard
Arlington, VA 22201

LEE DISTRICT AREA PLANS REVIEW (Continued)

APR 05-IV-5RH

APR 05-IV-6RH

1. Roger Hart
7434 Beulah Street
Alexandria, VA 22315
2. Margaret France
7434 Beulah Street
Alexandria, VA 22315

APR 05-IV-1S

NO SPEAKERS

APR 05-IV-2S

NO SPEAKERS

APR 05-IV-3S

1. Lori Greenlief
McGuire Woods

APR 05-IV-11S

1. Cynthia Smith
Newington Civic Association
6713 Catskill Road
Lorton, VA 22079

APR 05-CW-2ED

NO SPEAKERS

MASON DISTRICT AREA PLANS REVIEW (Carryover item from June 28, 2006)

APR 05-I-3L

NO SPEAKERS